Northwest Property Management

Pricing Guide

**Management Pricing**

**Northwest Properties charges only two fees, a leasing fee and the management fee.**

**Leasing Fee:**

1. To rent your property to a qualified tenant we charge ½ of the first month’s rent.

We collect no upfront money from you in advance. We collect our fees from the move-in monies collected when the lease is executed. You do not pay for advertising or other charges related to renting your property.

**Services provided with the leasing fee include:**

* Evaluation of the property to determine what is needed to get the property ready to rent and provide a list of recommended repairs or cosmetic improvements that will help maximize your returns.
* Perform detailed documentation of the interior and exterior including digital photos.
* Discuss the pros and cons of certain policies such as allowing pets, allowing smoking etc.
* Gather data on rental rates and work with you to determine the optimal rent for your property.
* Create ads tailored to the property, and market the property to prospective tenants.
* Tenant Screening and selection process. (see our brochure)
* Advertising

**Management Fee:**

1. For continued management of your property we charge a percentage of rent collected. The percentage will vary with the type of property and the rent amount. The percentage charged is between 6% to 8%. For most single family properties the percentage is usually 8%.

**Services provided with the monthly management fee include:**

* Rent collection and financial management. We ensure that all rent is collected and all other property related expenses such as sewer bills condo fees and any other maintenance or repair related expenses are carefully reviewed and paid on time.
* Monthly income and expenses reports
* Escrow accounts set up to pay for property taxes and insurance if the client chooses.
* A comprehensive preventive maintenance management program that is broken down into several categories designed to retain and grow the value of your property to minimize costly repairs. (*see our brochure for further details*)
* Arrange for repairs and other routine maintenance.
* Resident access to our24 hour emergency maintenance hotline.
* Owner access to our web site were owners can get up to date financial reports on their property.
* Handle all communications with the tenant.
* Tenant access to our web site where they can find helpful information, make payments, request repairs and address other concerns.
* Evictions.